

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - September 16, 1970

Appeal No. 10513 Preston T. Best, et ux, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of September 22, 1970.

EFFECTIVE DATE OF ORDER - Oct. 14, 1970

ORDERED:

That the appeal for variance from the rear yard requirements of the R-1-B District to permit one story addition over garage at 2111 Bunker Hill Road, NE., Lot 807, Square 4230, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The subject property is improved with a two (2) story brick structure with basement which is used as a single family dwelling.
3. Appellant proposes to construct an addition over the garage of the single family dwelling.
4. Appellant alleged that the addition would be used as a spare bedroom and would measure 18 feet by 10 feet. The lot measurements are shown on BZA Exhibit No. 3.
5. No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.


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OPINION Cont'd:

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:   
PATRICK E. KELLY  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.